Case 24-22506-MBK Doc 1 Filed 12/20/24 Entered 12/20/24 14:19:22 Desc Main Document Page 1 of 14

		Documen	it Fage 1 01 14		
Fill	in this information to ident	ify your case:			
Uni	ited States Bankruptcy Court	for the:			
DIS	STRICT OF NEW JERSEY		_		
Ca	se number (if known)		_ Chapter 11		
				☐ Check if this an amended filing	
	ficial Form 201	on for Non-Individu	als Filing for Rank	runtev	06/24
		a separate sheet to this form. On the to		<u> </u>	
kno 1.	wn). For more information, Debtor's name	AA UNIQUE HOMES NJ LLC	Bankruptcy Forms for Non-Individua	nls, is available.	·
2.	All other names debtor used in the last 8 years				
	Include any assumed names, trade names and doing business as names				
3.	Debtor's federal Employer Identification Number (EIN)	92-1965422			
4.	Debtor's address	Principal place of business	Mailing addre business	ss, if different from principal place	of
		30 Johanna Court			
		Piscataway, NJ 08854 Number, Street, City, State & ZIP Code	P.O. Box, Num	ber, Street, City, State & ZIP Code	
		Middlesex		rincipal assets, if different from pri	ncipal
		County	place of busir 116-22 Pinev	ness view Terrace Plainfield, NJ 0700	60

■ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor's website (URL)

Type of debtor

Number, Street, City, State & ZIP Code

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Debt		NJ LLC		Case number	er (if known)	
	Name					
7.	Describe debtor's business	A. Check one:				
		☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))				
		Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))				
		☐ Railroad (as define	ed in 11 U.S.C. § 101(4	4))		
		☐ Stockbroker (as de	efined in 11 U.S.C. § 10	1(53A))		
		☐ Commodity Broker	r (as defined in 11 U.S.0	C. § 101(6))		
		☐ Clearing Bank (as	defined in 11 U.S.C. § 7	781(3))		
		☐ None of the above	•			
		B. Check all that apply	/			
		_	as described in 26 U.S.	C. §501)		
		☐ Investment compa	ny, including hedge fun	d or pooled investment ve	ehicle (as defined in 15 U.	S.C. §80a-3)
			r (as defined in 15 U.S.			
					that best describes debto	r. See
		http://www.uscourts	.gov/four-digit-national-	association-naics-codes.		
8.	Under which chapter of the	Check one:				
	Bankruptcy Code is the lebtor filing?	☐ Chapter 7				
		☐ Chapter 9				
		Chapter 11. Check	k all that apply:			
					debts (excluding debts ow adjustment on 4/01/25 and	ed to insiders or affiliates) I every 3 years after that).
			business debtor, att	ach the most recent balar ral income tax return or if	ned in 11 U.S.C. § 101(51) nce sheet, statement of op all of these documents do	erations, cash-flow
			The debtor is a sma	- ',','	ned in 11 U.S.C. § 101(51	D), and it chooses to
			•			
			Acceptances of the accordance with 11		iition from one or more cla	sses of creditors, in
			_		(for example, 10K and 100	Q) with the Securities and
			Exchange Commiss	ion according to § 13 or 1 ntary Petition for Non-Indiv		hange Act of 1934. File the
			_ ` ′		he Securities Exchange A	ct of 103/1 Pule 12h-2
		☐ Chapter 12	- The debter is a sher	r company as acimica in a	no Goodinado Exonarigo 70	ot of 1004 Rule 125 2.
9.	Were prior bankruptcy	□ No.				
	cases filed by or against the debtor within the last 8	Yes.				
	years? If more than 2 cases, attach a		ntrint of N. I	40/00/24		24 20000
	separate list.	District District	strict of NJ	When 10/09/24 When	Case number Case number	24-20000
4.5						
10.	Are any bankruptcy cases pending or being filed by a business partner or an	■ No □ Yes.				

affiliate of the debtor?

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Deb	7171 OTTIQUE 1101	AA UNIQUE HOMES NJ LLC		Case number	umber (if known)	
	List all cases. If more that attach a separate list	an 1, Debto Distric		When	Relationship Case number, if known	
11.	Why is the case filed in	Check all that ap	oly:			
	this district?	Debtor has	had its domicile, prin	cipal place of business, or principal	assets in this district for 180 days immediately	
			·	n or for a longer part of such 180 da	•	
		☐ A bankrupt	cy case concerning de	ebtor's affiliate, general partner, or p	partnership is pending in this district.	
12.	Does the debtor own o have possession of an real property or person property that needs	y No lal Yes. Answel		erty that needs immediate attention.		
	immediate attention?	<u> </u>		ed immediate attention? (Check al		
		•	oses or is alleged to po t is the hazard?	ose a threat of imminent and identifi	iable hazard to public health or safety.	
		_		secured or protected from the weath	ner.	
				ods or assets that could quickly dete , meat, dairy, produce, or securities	riorate or lose value without attention (for example, -related assets or other options).	
		☐ Oth	ər			
		Where	is the property?			
				Number, Street, City, State & ZI	P Code	
			property insured?			
		□ No				
		☐ Yes				
			Contact name Phone			
	Statistical and adr	ninistrative informati	on			
13.	Debtor's estimation of	. Check on	e:			
	available funds	■ Funds	will be available for d	istribution to unsecured creditors.		
		☐ After a	ny administrative exp	enses are paid, no funds will be ava	ailable to unsecured creditors.	
14.	Estimated number of	■ 1-49		☐ 1,000-5,000	☐ 25,001-50,000	
	creditors	☐ 50-99		☐ 5001-10,000	□ 50,001-100,000	
		□ 100-199		□ 10,001-25,000	☐ More than100,000	
		□ 200-999				
15.	Estimated Assets	\$0 - \$50,000		□ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion	
		□ \$50,001 - \$10	0,000	□ \$10,000,001 - \$50 million		
		□ \$100,001 - \$5		□ \$50,000,001 - \$100 millio □ \$100,000,001 - \$500 mill		
		□ \$500,001 - \$1	million	— \$100,000,001 - \$500 IIIII	wore trail \$00 billion	
16.	Estimated liabilities	□ \$0 - \$50,000		□ \$1,000,001 - \$10 million	☐ \$500,000,001 - \$1 billion	
		□ \$50,001 - \$10		□ \$10,000,001 - \$50 million		
		■ \$100,001 - \$5	·	□ \$50,000,001 - \$100 million □ \$100.000.001 - \$500 million		
		I I \$500 001 . @1	million	IIIII UUCE - 1 UU.UUU.UU	ion 🗀 iviote man 330 billion	

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Debtor **AA UNIQUE HOMES NJ LLC**

Case number (if known)

Name

Request for Relief	Declaration,	and	Signatures
--------------------	--------------	-----	------------

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 20, 2024 MM / DD / YYYY

X	/ /s/ Bhavesh Patel	Bhavesh Patel
	Signature of authorized representative of debtor	Printed name
	Title Managing Member	

18. Signature of attorney

X	/s/ Bruce W. Rad	owitz, Esq.		Date	December 20, 2024	
	Signature of attorne	y for debtor			MM / DD / YYYY	
	Bruce W. Radow	itz, Esq.				
	Printed name	•				
	Bruce W. Radow	itz, Esq. PA				
-	Firm name					
	636 Chestnut Str	eet				
	Union, NJ 07083					
	Number, Street, City	, State & ZIP Code				
	Contact phone (9	08) 687-2333	Email address	bradowitz	@comcast.net	

BR 2034 NJ

Bar number and State

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Fill in this information to identify the case:	
Debtor name AA UNIQUE HOMES NJ LLC	
United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY	☐ Check if this is an
Case number (if known):	amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and
Are Not Insiders

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
		and government contracts)		Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Chestnut Trust c/o Fein,Such,Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054		116-22 Pineview Terrace, Plainfield, NJ 07060		\$300,000.00	Unknown	Unknown

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	Document	Page 6 of 14	
Fill in this infe	ormation to identify the case:		
Debtor name	AA UNIQUE HOMES NJ LLC		
United States	Bankruptcy Court for the: DISTRICT OF NEW JERSEY		
Casa numbar	(if known)		
Case number	(II KHOWH)		Check if this is an amended filing
Official	Form 206A/B		
	ule A/B: Assets - Real and Po	ersonal Property	12/15
Include all pro which have no or unexpired I Be as complet	roperty, real and personal, which the debtor owns or in operty in which the debtor holds rights and powers exert to book value, such as fully depreciated assets or assets eases. Also list them on Schedule G: Executory Contract te and accurate as possible. If more space is needed, attame and case number (if known). Also identify the form	cisable for the debtor's own benefit. Also that were not capitalized. In Schedule Alets and Unexpired Leases (Official Form 2 ach a separate sheet to this form. At the	include assets and properties B, list any executory contracts 206G). top of any pages added, write
	eet is attached, include the amounts from the attachmen		miorination applies. If an
schedule or o	rough Part 11, list each asset under the appropriate cate depreciation schedule, that gives the details for each assest, do not deduct the value of secured claims. See the	set in a particular category. List each ass	et only once. In valuing the
	cash and cash equivalents ebtor have any cash or cash equivalents?		
_			
■ No. Go	to Part 2. in the information below.		
	cash equivalents owned or controlled by the debtor		Current value of debtor's interest
Part 2: D	Deposits and Prepayments		dobtor o intoroot
	ebtor have any deposits or prepayments?		
■ No. Go	to Dort 2		
_	in the information below.		
	accounts receivable		
10. Does the d	lebtor have any accounts receivable?		
■ No. Go			
☐ Yes Fill i	in the information below.		
Part 4:	nvestments		
	lebtor own any investments?		
■ No. Go	As Dord C		
	to Part 5. in the information below.		
	nventory, excluding agriculture assets		
18. Does the d	lebtor own any inventory (excluding agriculture assets)		
No. Go			
☐ Yes Fill i	in the information below.		

Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

■ No. Go to Part 7.

Case 24-22506-MBK Doc 1 Filed 12/20/24 Entered 12/20/24 14:19:22 Desc Main Page 7 of 14 Document **AA UNIQUE HOMES NJ LLC** Debtor Case number (If known) Name ☐ Yes Fill in the information below. Office furniture, fixtures, and equipment; and collectibles 38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles? No. Go to Part 8. ☐ Yes Fill in the information below. Machinery, equipment, and vehicles 46. Does the debtor own or lease any machinery, equipment, or vehicles? No. Go to Part 9. ☐ Yes Fill in the information below. Part 9: Real property 54. Does the debtor own or lease any real property? ☐ No. Go to Part 10. Yes Fill in the information below. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest Nature and Net book value of Valuation method used **Current value of** Description and location of property extent of debtor's interest for current value debtor's interest Include street address or other debtor's interest (Where available) description such as Assessor in property Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available. 55.1. **116-22 Pineview** Terrace, Plainfield, fee simple Unknown Unknown NJ 07060 Total of Part 9. \$0.00 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88. Is a depreciation schedule available for any of the property listed in Part 9? ■ No ☐ Yes

56.

55.

57.

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

■ No

☐ Yes

Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

■ No. Go to Part 11.

☐ Yes Fill in the information below.

All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

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Debtor	AA UNIQUE HOMES NJ LLC	Case number (If known)

Name

■ No. Go to Part 12.

 \square Yes Fill in the information below.

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AA UNIQUE HOMES NJ LLC Debtor Case number (If known) Name Part 12: Summary In Part 12 copy all of the totals from the earlier parts of the form **Current value of Current value of real** Type of property personal property property Cash, cash equivalents, and financial assets. 80. \$0.00 Copy line 5, Part 1 Deposits and prepayments. Copy line 9, Part 2. \$0.00 Accounts receivable. Copy line 12, Part 3. \$0.00 Investments. Copy line 17, Part 4. \$0.00 Inventory. Copy line 23, Part 5. \$0.00 Farming and fishing-related assets. Copy line 33, Part 6. \$0.00 Office furniture, fixtures, and equipment; and collectibles. \$0.00 Copy line 43, Part 7. Machinery, equipment, and vehicles. Copy line 51, Part 8. \$0.00 Real property. Copy line 56, Part 9.....> \$0.00 88. Intangibles and intellectual property. Copy line 66, Part 10. \$0.00 All other assets. Copy line 78, Part 11. 90. \$0.00 Total. Add lines 80 through 90 for each column \$0.00 + 91b. \$0.00

92. Total of all property on Schedule A/B. Add lines 91a+91b=92

\$0.00

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Be as complete and accurate as possible. 1. Do any creditors have claims secured by debtor's property? No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form yes. Fill in all of the information below. Part 1: List Creditors Who Have Secured Claims 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. Column A Amount of claim Do not deduct the value of collateral that supports this claim	Fill in this information to identify the	Document Page 10 of 14		
United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY Case number (if known)				
Case number (if known) Check if this is an amended filing Check if this is an amended filing Check if this is an amended filing Check Ch	AA UNIQUE HOMES	S NJ LLC		
Official Form 206D Schedule D: Creditors Who Have Claims Secured by Property 12/ Be as complete and accurate as possible. 1. Do any creditors have claims secured by debtor's property? No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form Yes. Fill in all of the information below. Part 13: List Creditors Who Have Secured Claims Yes. Fill in all of the information below. Part 13: List Creditors Who Have Secured Claims Yes. Fill in all of the information below. Column A Amount of claim Do not deduct the value of collateral.	United States Bankruptcy Court for the:	DISTRICT OF NEW JERSEY		
Official Form 206D Schedule D: Creditors Who Have Claims Secured by Property Be as complete and accurate as possible. Lo any creditors have claims secured by debtor's property? No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form Yes. Fill in all of the information below. Part 1: List Creditors Who Have Secured Claims 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. Do not deduct the value of collateral that supports this claim. Do not deduct the value of collateral that supports this claim. 16-22 Pineview Terrace, Plainfield, NJ 07060 To Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address. If known Describe the lien Mortgage Is the creditor an insider or related party? No Creditor's mail address, if known Date debt was incurred Do nutliple creditors have an interest in the same property? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filling date, the claim is: Check all that apply Contingent is creditor and its relative priority.	Case number (if known)			Check if this is an
Be as complete and accurate as possible. 1. Do any creditors have claims secured by debtor's property? No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form				amended filing
Be as complete and accurate as possible. 1. Do any creditors have claims secured by debtor's property? No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form Yes. Fill in all of the information below. Part I: List Creditors Who Have Secured Claims 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim alphabetical order all creditors eparately for each claim. Do not deduct the value of collateral. Creditor's name Creditor's Name Creditor's mailing address Describe debtor's property that is subject to a lien 116-22 Pineview Terrace, Plainfield, NJ 07060 Parsippany, NJ 07054 Creditor's mailing address Describe the lien Mortgage Is the creditor an insider or related party? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) Last 4 digits of account number Do multiple creditors have an interest in the same property? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filling date, the claim is: Check all that apply Contingent Unliquidated Disputed	Official Form 206D			
1. Do any creditors have claims secured by debtor's property? No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form Yes. Fill in all of the information below. Part 1: List Creditors Who Have Secured Claims 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. Describe debtor's property that is subject to a lien To not deduct the value of collaterat that supports this claim Do not deduct the value of collaterat. \$300,000.00 Unknow To Creditor's Name C/o Fein, Such, Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address Describe the lien Mortgage Is the creditor an insider or related party? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filling date, the claim is: Check all that apply Contingent Uniquidated including this creditor and its relative priority.		Who Have Claims Secured by Pro	operty	12/15
No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form Yes. Fill in all of the information below. Part 1: List Creditors Who Have Secured Claims 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. Creditor's Name C/O Fein, Such, Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address Describe the lien Mortgage Is the creditor an insider or related party? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) Amount of claim Do not deduct the value of collateral. S300,000.00 Unknow Unknow Value of collateral this claim Sangon,000.00 Unknow Creditor's mailing address is known No Yes Specify each creditor, including this creditor and its relative priority. As of the petition filling date, the claim is: Check all that apply Contingent Unliquidated Including this creditor and its relative priority.	Be as complete and accurate as possible.			
Part 1: List Creditors Who Have Secured Claims 2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim. 2.1 Chestnut Trust Creditor's Name C/o Fein, Such, Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054 Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? No Yes. Specify each creditor, and its relative priority. Part 1: List Creditor's Who Have Secured Claims Column A Amount of claim Value of collateral. \$300,000.00 Unknow Unknow Column B Column A Amount of claim Namount of claim Pane that is subject to a lien \$300,000.00 Unknow Unknow Column B Amount of claim Value of collateral. \$300,000.00 Unknow Unknow Unknow Shepard P.C Treditor's mailing address, if known No Yes Is anyone else liable on this claim? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filling date, the claim is: Check all that apply Check all that appl	1. Do any creditors have claims secured by	debtor's property?		
List Creditors Who Have Secured Claims	☐ No. Check this box and submit pa	age 1 of this form to the court with debtor's other schedules.	Debtor has nothing else to	report on this form.
2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claims among that one secured claims are claims, list the creditor separately for each claim. Column A Amount of claim Do not deduct the value of collateral.	Yes. Fill in all of the information be	pelow.	-	
2.List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claims, list the creditor separately for each claim. Column A Amount of claim Do not deduct the value of collateral.	Part 1: List Creditors Who Have Se	cured Claims		
claim, list the creditor separately for each claim. 2.1 Chestnut Trust Creditor's Name c/o Fein,Such,Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address Creditor's email address, if known Creditor's email address, if known Creditor's email address, if known Last 4 digits of account number Do multiple creditor shave an interest in the same property? No Pes. Specify each creditor, including this creditor and its relative priority. Amount of claim Do not deduct the value of collateral. Sa00,000.00 Unknow Value of collateral. \$300,000.00 Unknow Value of collateral. Sa00,000.00			Column A	Column B
2.1 Chestnut Trust Creditor's Name			Amount of claim	Value of collateral
Chestnut Trust Creditor's Name c/o Fein,Such,Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address Describe debtor's property that is subject to a lien 116-22 Pineview Terrace, Plainfield, NJ 07060 Describe the lien Mortgage Is the creditor an insider or related party? No Yes Is anyone else liable on this claim? Do multiple creditors have an interest in the same property? No Yes. Specify each creditor, including this creditor and its relative priority. Describe the lien Mortgage Is the creditor or related party? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filling date, the claim is: Check all that apply Contingent Unliquidated Disputed				* *
Creditor's Name c/o Fein, Such, Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address Creditor's email address, if known Date debt was incurred Do multiple creditors have an interest in the same property? No Yes. Specify each creditor, including this creditor and its relative priority. 116-22 Pineview Terrace, Plainfield, NJ 07060 Describe the lien Mortgage Is the creditor or related party? No Yes Is anyone else liable on this claim? Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filing date, the claim is: Check all that apply Contingent Unliquidated Disputed	2.1 Chestnut Trust	Describe debtor's property that is subject to a lien		Unknown
To Century Drive Ste 201 Parsippany, NJ 07054 Creditor's mailing address Describe the lien Mortgage Is the creditor an insider or related party? No Yes Is anyone else liable on this claim? Date debt was incurred Do multiple creditors have an interest in the same property? No Yes. Specify each creditor, including this creditor and its relative priority. Describe the lien Mortgage Is the creditor an insider or related party? No Yes Is anyone else liable on this claim? No Yes. Fill out Schedule H: Codebtors (Official Form 206H) As of the petition filing date, the claim is: Check all that apply Contingent Unliquidated Disputed	Creditor's Name			
Creditor's mailing address Describe the lien Mortgage	7 Century Drive Ste 201			
Is the creditor an insider or related party? No Yes Is anyone else liable on this claim? Date debt was incurred No Yes. Fill out Schedule H: Codebtors (Official Form 206H) Last 4 digits of account number Do multiple creditors have an interest in the same property? No Yes. Specify each creditor, including this creditor and its relative priority. As of the petition filing date, the claim is: Check all that apply Contingent Unliquidated Disputed		Describe the lien		
Creditor's email address, if known Yes Is anyone else liable on this claim? No		Is the creditor an insider or related party?		
Sanyone else liable on this claim? No Yes. Fill out Schedule H: Codebtors (Official Form 206H)				
Date debt was incurred Yes. Fill out Schedule H: Codebtors (Official Form 206H) The standard of the petition filing date, the claim is: Check all that apply No Yes. Specify each creditor, including this creditor and its relative priority. As of the petition filing date, the claim is: Check all that apply Contingent Unliquidated Disputed	Creditor's email address, if known			
Do multiple creditors have an interest in the same property? ■ No □ Yes. Specify each creditor, including this creditor and its relative priority. As of the petition filing date, the claim is: Check all that apply □ Contingent □ Unliquidated □ Disputed	Date debt was incurred			
Do multiple creditors have an interest in the same property? No Yes. Specify each creditor, including this creditor and its relative priority. As of the petition filing date, the claim is: Check all that apply Contingent Unliquidated Disputed		■ Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
interest in the same property? ■ No □ Yes. Specify each creditor, including this creditor and its relative priority. □ Disputed □ Disputed	Last 4 digits of account number			
☐ Yes. Specify each creditor, including this creditor and its relative priority. ☐ Unliquidated ☐ Disputed				
including this creditor and its relative priority.	No			
3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. \$300,000.00	including this creditor and its relative	·		
	Total of the dollar amounts from Part 1	, Column A, including the amounts from the Additional Page, if a	any. \$300,000.00	
Part 2: List Others to Be Notified for a Debt Already Listed in Part 4	Part 2: List Others to Do Notified to	a Dobt Alroady Lietod in Bart 1		
Part 2: List Others to Be Notified for a Debt Already Listed in Part 1 List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies.		•	ntitios that may be listed as	o collection agencies
List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies assignees of claims listed above, and attorneys for secured creditors. If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.	assignees of claims listed above, and attor	rneys for secured creditors.	•	-

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Chestnut Trust c/o Fein, Such, Kohn & Shepard P.C 7 Century Drive Ste 201 Parsippany, NJ 07054

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United States Bankruptcy Court District of New Jersey

In re	AA UNIQUE HOMES NJ LLC		Case No						
		Debtor(s)	Chapter 11						
	CORPOR	RATE OWNERSHIP STATEME	N1 (RULE /00/.1)						
recusal follow	l, the undersigned counsel for _A ing is a (are) corporation(s), othe	AA UNIQUE HOMES NJ LLC in the or than the debtor or a governmenta	ne Judges to evaluate possible disqua above captioned action, certifies that I unit, that directly or indirectly owner are no entities to report under FRE	t the (s) 10% or					
■ Non	ne [Check if applicable]								
Decem	nber 20, 2024	/s/ Bruce W. Radowitz, Esq							
Date		Bruce W. Radowitz, Esq.							
		Signature of Attorney or L Counsel for AA UNIQUE Bruce W. Radowitz, Esq. P.	HOMES NJ LLC						
		636 Chestnut Street	A						
		Union, NJ 07083							
		(908) 687-2333 Fax:(908) 68	7-6330						
		bradowitz@comcast.net							

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United States Bankruptcy CourtDistrict of New Jersey

District of New Jersey						
In re _ AA UNIQUE HOMES NJ LLC		Case No				
	Debtor(s)	Chapter 11				
STATEMENT REGARDING	AUTHORITY TO S	IGN AND FILE PETITI	ON			
I, Bhavesh Patel, declare under penalty LLC, and that the following is a true and corresaid corporation at a special meeting duly call	ect copy of the resolutions	adopted by the Board of Dire				
"Whereas, it is in the best interest of the Bankruptcy Court pursuant to Chapter 11 of The Chapter 11	-	• •	States			
Be It Therefore Resolved, that BhavesI directed to execute and deliver all documents bankruptcy case on behalf of the corporation;	necessary to perfect the	•				
Be It Further Resolved, that Bhavesh P directed to appear in all bankruptcy proceeding all acts and deeds and to execute and deliver a with such bankruptcy case, and	ngs on behalf of the corpo	oration, and to otherwise do an	d perform			
Be It Further Resolved, that Bhavesh P directed to employ Bruce W. Radowitz, Esq., atto		<u> </u>				

Signed /s/ Bhavesh Patel
Bhavesh Patel

corporation in such bankruptcy case."

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Resolution of Board of Directors of AA UNIQUE HOMES NJ LLC

Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **Bhavesh Patel**, **Managing Member** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter **11** voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **Bhavesh Patel**, **Managing Member** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that Bhavesh Patel, Managing Member of this Corporation is authorized and directed to employ Bruce W. Radowitz, Esq., attorney and the law firm of Bruce W. Radowitz, Esq. PA to represent the corporation in such bankruptcy case.

Date	Signed	
Date	Signed	